



THE
**Mortimer
& Gausden**
PARTNERSHIP

27 Mead Road,
Bury St. Edmunds, IP32 7PE

Guide Price
£290,000

M&G
PARTNERSHIP

Double Fronted, Attractive Home With Superb Outbuilding

GARDEN OFFICE / OUTBUILDING WITH HEATING & AIR CONDITIONING Welcome to Mead Road, a well-presented three-bedroom, semi-detached property offering a sizeable, purpose built outbuilding, complete with power, heating and air condition.

Situated on the highly sought-after Moreton Hall development in Bury St Edmunds, this generously proportioned three-bedroom home enjoys superb access to a wide range of local amenities, with the town providing an excellent selection of both independent and high-street bars, restaurants, and shops, all easily reached by a short drive into the town centre.

In addition, a variety of local eateries, supermarkets, leisure facilities, and well-regarded educational establishments are conveniently located close by.

Excellent transport links further enhance the appeal, with the A14 easily accessible, providing direct connections to Ipswich, Stowmarket, and Cambridge, making the property ideal for commuters seeking wider professional opportunities.

Tandem driveway for two vehicles provides ample parking.

- Tandem Driveway Parking
- Outbuilding With Heater / Aircon Unit
- Open Plan Kitchen Diner
- Sizeable Lounge Overlooking The Garden
- Principal Bedroom With En-Suite
- Three Piece Family Bathroom With Shower Over Bath
- Popular Residential Location
- Fantastic For A Range Of Buyers



Ground Floor:

Upon entry, the property has been reconfigured, opening up the kitchen-diner to an attractive hosting space. During the works, a newly fitted kitchen was installed, supporting integrated appliances such as the oven, hob, extractor fan, dishwasher and space for an American fridge-freezer. The contemporary high gloss fascia creates a sleek and professional finish. The storage cupboard supports ample space and plumbing facilities for the washing machine.

The generous lounge is bathed in sunlight, with double doors opening onto the hard landscaped rear garden.

First Floor:

Upstairs, the landing holds access to all three bedrooms and bathroom suite. Bedroom one is a generous double, offering fitted wardrobes and en-suite with wc, basin, and walk-in shower.

Bedroom two is a small double, whilst bedroom three has been reconfigured, removing the old airing cupboard to increase the space available.

The family bathroom is fitted with wc, basin and shower over bath.

Outside:

The garden has been hard landscaped with decking, shingle and a gate leading to the tandem driveway. The purpose built outbuilding comes complete with power, alongside a heating and aircon unit making for a superb space all year round.

Agent Notes:

EPC - C

Council Tax - C (West Suffolk)

All mains services connected

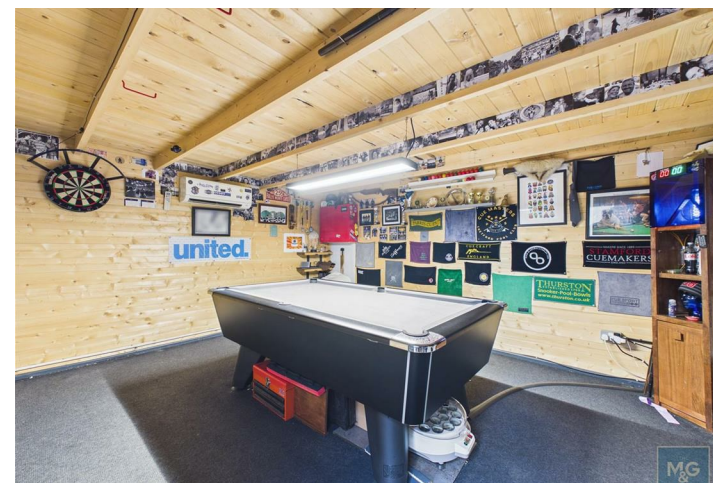
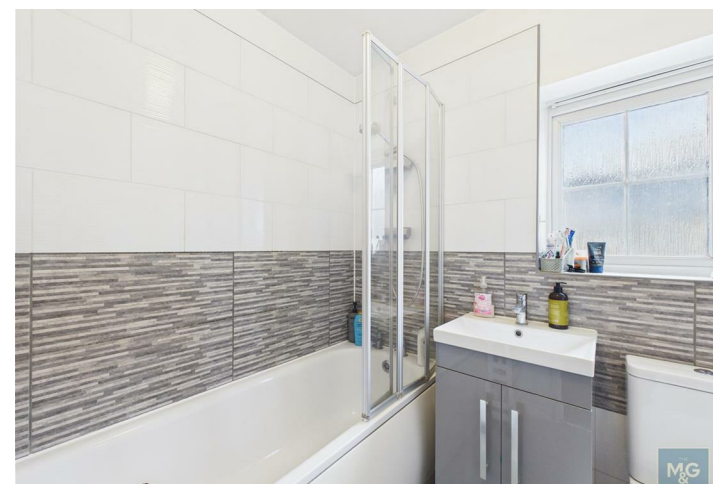
New boiler installed.

Vendors have found - Complete short chain!

What3Words: [///utensil.reefs.silently](https://www.what3words.com/utensil.reefs.silently)

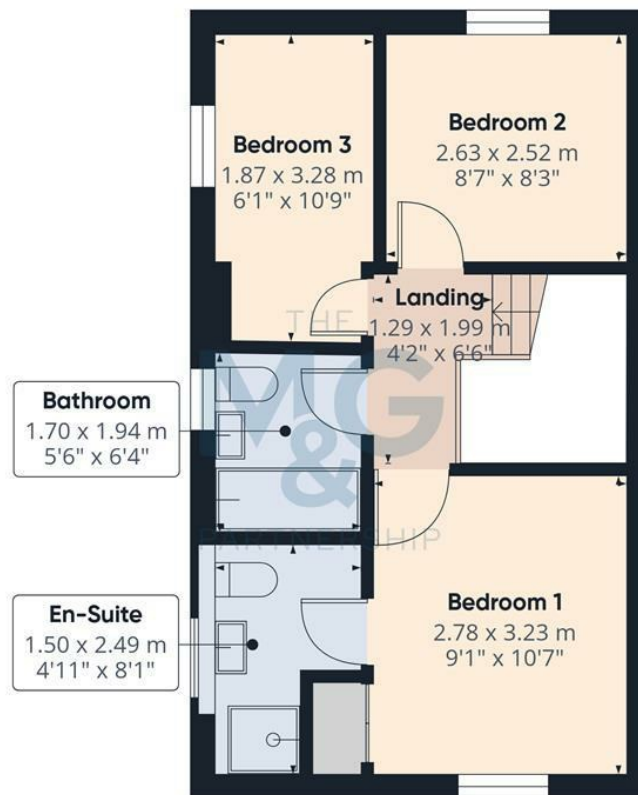
Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526